

DEPARTMENT OF THE ARMY  
Missouri River Division, Corps of Engineers  
P.O. Box 1()3, Downtown Station  
Omaha, Nebraska 68101-0103

MRDRE

MRD-R 405-1-1

Regulation  
No. 405-1-1

1 February 1985

Real Estate  
DELEGATION OF AUTHORITIES - APPRAISAL SERVICES AND REPORTS

1. Purpose. This regulation delegates to District Commanders of the Missouri River Division, specific authorities granted the Division Commander subject to the conditions and limitations contained in the listed references.

2. Applicability. This regulation applies to the Missouri River Division office and to each District.

3. References.

- a. EP 405-1-2, Change 4, Chapter 4
- b. EFARS, Part 15, Subpart 15.6
- c. EFARS, Part 37, Subpart 1

4. Delegations. The District Commanders within the Missouri River Division are hereby authorized to:

a. Review and approve real estate appraisal reports for use in the purchase, disposal, or use of real property in which the estimated fair market value (of the part to be acquired, if a partial taking) does not exceed \$150,000 or the estimated fair market rental value does not exceed \$50,000 per annum.

(1) One copy of each report exceeding \$50,000 in value or \$25,000 per annum rental value and two copies of all reports exceeding \$100,000 in value or per annum rental will be forwarded, whether approved or not, to MRDRE-E for post review, retention, and forwarding to USACE as required.

(2) All appraisals exceeding \$50,000 in value or \$25,000 per annum rental value will be field reviewed by the District Chief Appraiser or his/her designated District Reviewing Appraiser.

(3) All appraisals exceeding \$150,000 will be field reviewed by the Division Chief Appraiser and by the District Chief Appraiser or his/her designated District Reviewing Appraiser. District will coordinate with the Division Chief Appraiser in order that joint field review may be made.

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This regulation supersedes MRD-R 405-1-1, dated 1 June 1983.

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(4) District Commanders will receive, from time to time, Instructions as to specific appraisals which will require final approval of the Division Commander. Also, from time to time, the Division Commander will call for and review (not approve) typical appraisals prepared by individual appraisers.

(5) Review and approval of appraisals delegated herein will be exercised in accordance with Section VIII of EP 405-1-2, Change 4, Chapter 4.

b. Arrange for interdepartmental services of qualified specialists in the regular employ of other Government agencies in connection with special problems, in accordance with paragraph 4-48, Section IX of EP 405-1-2, Change 4, Chapter 4.

c. Contract for expert appraisal services in accordance with paragraph S-45, Section IX, EP 405-1-2, Change 4, Chapter 4, EFARS, 15.600/91 and EFARS, 37.104-70(i), after approval by the Division Commander of the District Commander's selection of the appraiser.

d. Contract for the purchase of real estate appraisal reports in accordance with paragraph 4-44, Section IX, EP 405-1-2, Change 4, Chapter 4, after approval by the Division Commander of the District Commander's selection of the appraiser. Except, approval by the Division Commander is waived when obtaining appraisal reports for family housing or recruiting space where the annual rental will not exceed \$25,000 per annum.

5. Redelegations. All or any part of the authority in subparagraph 4a, -b, and -d above, may be redelegated.

/s/  
CHARLES E. DOMINY  
Brigadier General, USA  
Commanding

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